

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:)	
)	Chapter 11
JOANN INC., <i>et al.</i> , ¹)	Case No. 25-10068 (CTG)
)	
Debtors.)	(Jointly Administered)
)	
)	

**CERTIFICATION OF COUNSEL REGARDING PROPOSED ORDER APPROVING
ASSUMED LEASE ASSIGNMENT AGREEMENT BY AND AMONG THE DEBTORS,
CREATIVEBUG HOLDINGS LLC AND PARKER ASSOCIATES**

The undersigned counsel to JOANN Inc. and certain of its affiliates, the debtors and debtors in possession in the above-captioned cases (collectively, the “Debtors”), hereby certifies as follows:

1. On January 15, 2025 (the “Petition Date”), each of the Debtors filed voluntary petitions for relief under chapter 11 of the Bankruptcy Code.

2. Prior to the Petition Date, Debtor Jo-Ann Stores, LLC and landlord Parker Associates (the “Landlord”) entered into that certain Lease Agreement dated July 26, 2021, as amended by that certain First Amendment to Lease Agreement dated July 17, 2024 for nonresidential real property located at 2560 Ninth Street, Suites 314/316, Berkeley, California 94710, (collectively, the “Lease”).

3. After the Petition Date, the Debtors, Landlord, and Creativebug Holdings LLC (“Buyer”) agreed that the Lease can be assumed and assigned to Buyer.

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are: JOANN Inc. (5540); Needle Holdings LLC (3814); Jo-Ann Stores, LLC (0629); Creative Tech Solutions LLC (6734); Creativebug, LLC (3208); WeaveUp, Inc. (5633); JAS Aviation, LLC (9570); joann.com, LLC (1594); JOANN Ditto Holdings Inc. (9652); Dittopatterns LLC (0452); JOANN Holdings 1, LLC (9030); JOANN Holdings 2, LLC (6408); and Jo-Ann Stores Support Center, Inc. (5027). The Debtors’ mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

4. To memorialize their agreement, the Debtors, Landlord and Buyer executed that certain Assumed Lease Assignment Agreement (the “Assignment Agreement”) attached hereto as **Exhibit A-1**. A proposed order approving the Stipulation is attached hereto as **Exhibit A** (the “Proposed Order”).

WHEREFORE, it is respectfully requested that the Court enter the Proposed Order approving the Assignment Agreement at its earliest convenience without further notice or hearing.

Dated: June 13, 2025
Wilmington, Delaware

/s/ Jack M. Dougherty

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